

YOU ARE INVITED TO A PUBLIC CONSULTATION EVENT

Hallam Land Management, Commercial Estates Group and the landowner would like to invite you to an exhibition about the proposals for a high quality development on the north-eastern edge of Haverhill, near Great Wilsey Farm.

The events will be held on Wednesday 3rd June 2015

You can drop in between 1pm and 3pm at Haverhill Arts Centre, High Street, Haverhill, CB9 8AR. Or visit the exhibition between 4.30pm and 8pm at Churchill Free School (dining hall in the grounds of Samuel Ward Academy), Chalkstone Way, Haverhill, CB9 0LD (parking available in main school car park).

The exhibition materials are also available on the website: www.greatwilseypark.co.uk

OUR VISION

The site has been identified by St Edmundsbury Borough Council as capable of delivering a Sustainable Urban Extension. Over the next 20 years, it can provide 2,500 homes, new employment space, transport improvements, new schools, community, leisure and recreation facilities and public open space including a Country Park. The site would be accessed via Haverhill Road and Chalkstone Way. As part of the North West Haverhill development proposals, a new link road will be delivered from the A143, Haverhill Road ('the Bury Road') around the northwest of the town to the A1307 Withersfield Road.

This characterful new development will create new jobs as well as providing attractive quality housing for first time buyers, family homes, self-build housing, high quality affordable housing and specialist housing for the elderly. There will be around 80 hectares / 197.6 acres of new green and open space for all to enjoy.

We are preparing a strategic masterplan in conjunction with St Edmundsbury Borough Council and a planning application in line with the strategic masterplan. The masterplan will detail the infrastructure provision, transport, environmental protection and management which will be delivered alongside the homes, employment space and facilities. The planning application will provide additional technical information regarding how the scheme will come forward.

We would like to invite you to view the masterplan and discuss the proposals and the forthcoming planning application with the team.



FREQUENTLY ASKED QUESTIONS

Q: Why is new housing needed?

We are living longer and having more children. This combined with net migration means that we do not have enough houses to meet growing needs.

Q: Will new jobs be created?

Yes, Great Wilsey Park will deliver employment space with small units for start-ups and grow-on space, as well as providing employment in the schools, a new healthcare facility, shops and services on the site. The development will create around 370 new jobs with the creation of two new schools and two local centres.

Q: How will the site be accessed?

Primary access for pedestrians, cyclists and vehicles will be via a new junction on Haverhill Road, with a second access off Chalkstone Way. Additional pedestrian and cycle routes will be provided across the site to link into established routes both into Haverhill and out towards Kedington and Calford Green. All existing public rights of way will be maintained and improved.

A Transport Assessment will be produced as part of the planning application; this will ensure that vehicles into and out of the development are effectively managed on the existing and proposed highway network.

Q: How will you protect the countryside?

As part of the development, we will improve biodiversity on the site, providing new opportunities for habitat creation.

Existing hedgerows, woodland, ditches and watercourses will be protected, where possible, and enhanced through active management alongside additional planting and habitat creation. The development will also deliver allotments, and extensive areas for recreation.

Furthermore, Great Wilsey Park is contained to the north by an existing ridge line, which, along with reinforced vegetation along the site boundary, will maintain the physical and visual separation of Haverhill with Kedington and Calford Green.

Q: Is there any risk from flooding?

No, the areas close to the stream are at a low risk of flooding. A Sustainable Drainage System (SuDS) will collect and manage water run-off on the site.

Q: What sort of facilities will be provided?

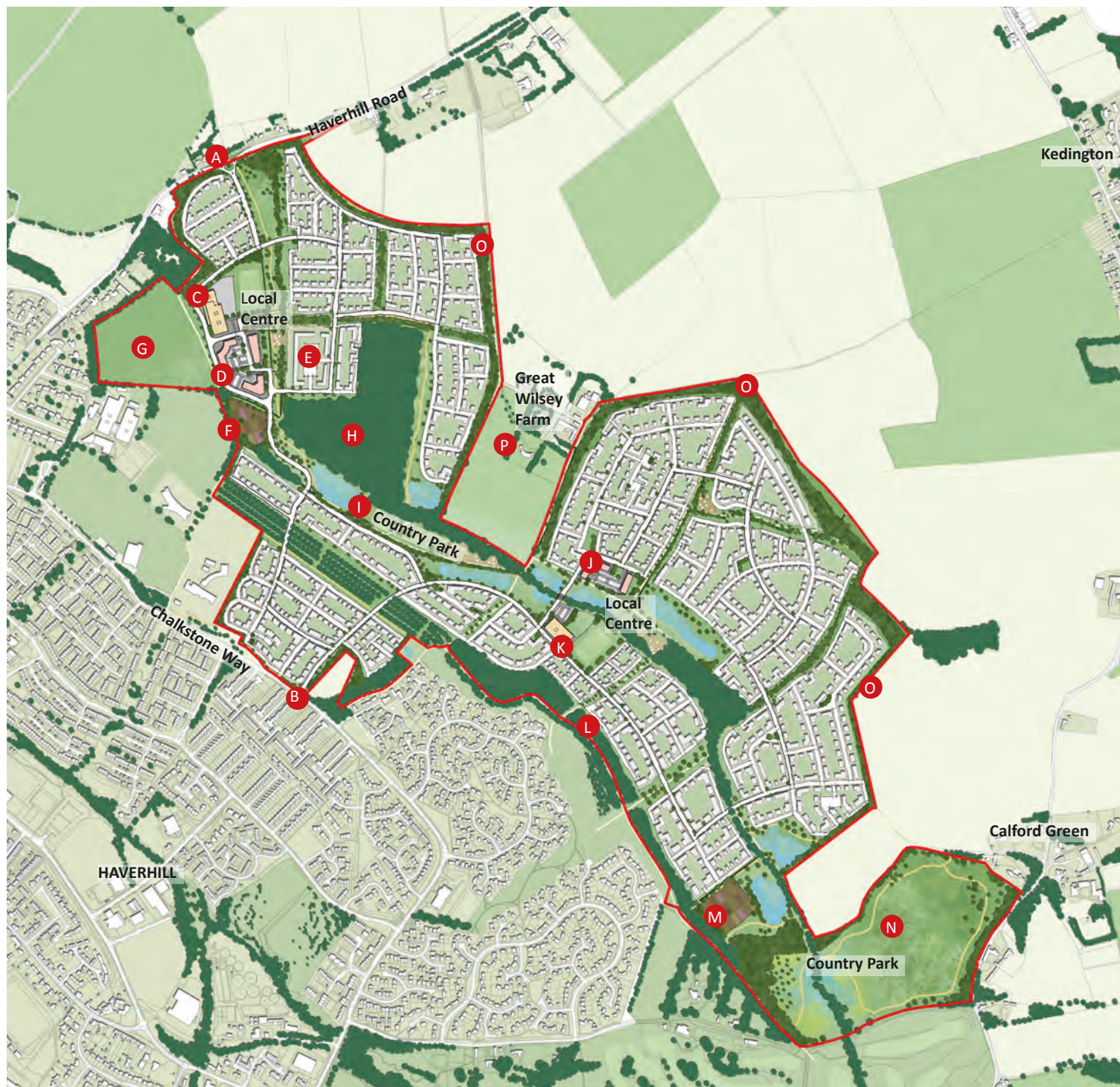
Facilities will include schools, convenience shopping, a healthcare centre, community space and cafés to give a few examples. These will be within walking distance of existing as well as new residents, helping to create a sense of community and identity.

Q: What will the Country Park provide?

Through the centre of the site a linear Country Park follows a tributary of the River Stour; this will link to East Town Park providing an additional recreation resource for residents. As part of this consultation we are seeking your views as to what the Country Park should include. To the south of the site the Country Park comprises of 17 hectares / 42 acres. We are currently exploring options for this area including an additional space for Haverhill Golf Club for a six hole 'pitch and putt' course / driving range, or an addition to East Town Park, comprising of meadows and woodland for informal recreation.

Q: How can I comment on the proposals?

Please attend our event on the 3rd June 2015 or visit our website www.greatwilseypark.co.uk to review the exhibition materials and comment. A copy of the exhibition boards will also be available at Haverhill Town Council, Kedington Parish Council and East Town Park visitor centre. You can also complete the comment form in this brochure and return to the freepost address. Please comment before the 19th June 2015. For further information call 0844 8425270 or email haverhill@beattiegrouppark.com



THE ILLUSTRATIVE MASTERPLAN

The plan left is an extract from the Masterplan for North East Haverhill.

- A** A new roundabout access into the development from Haverhill Road.
- B** A new signalised junction into the development from Chalkstone Way.
- C** A new two form entry primary school.
- D** A new mixed use local centre including a health centre, retail units, office units and apartments.
- E** Up to 120 Extra Care units - specialist housing for the elderly.
- F** Community allotments at the heart of the site.
- G** 4.8Ha of land for the expansion of Samuel Ward Academy.
- H** Great Field Plantation to be retained and enhanced.
- I** A new linear Country Park through the centre of the development, including play space, wetland and footpath/cycle routes.
- J** A new local centre including local shops, community facilities and apartments.
- K** A new one form entry primary school.
- L** Existing linear woodland belt retained and enhanced.
- M** Community allotments provide a transition between the development and open space further to the south.
- N** To the south of the site the Country Park has the potential to accommodate a mosaic of informal open space, including meadows and woodland, and in part, a six hole practice 'pitch and putt' golf course, and unlit driving range.
- O** Screen planting around the northern Perimeter of the site.
- P** Great Wilsey Farm.



Option 1 - Habitat Creation with Informal Recreation



Option 2 - Habitat Creation with Informal Recreation and a Six Hole Practice 'Pitch and Putt' Golf Course and Unlit Driving Range.

- The above plans illustrate two options we are currently considering for the Country Park at the southern end of the site. Do you have a preference for either of these options or would you prefer to see an alternative? Let us know your thoughts. In addition to the above are there any particular trees that you would like to see planted on the site as part of the development? If so, we will try and incorporate these where possible.

FEEDBACK QUESTIONNAIRE

We are keen to hear your views prior to a planning application being submitted. Please complete this questionnaire, detach, fold, stick and post back – no stamp required

- Q1** We are proposing a mix of homes for families, the elderly, and first-time buyers as well as executive and affordable housing. Do you agree with this mix and are there any particular types of homes you would like to see included?

YES ☐ NO ☐ UNSURE ☐

- Q2** The indicative masterplan includes a mix of homes, employment space, leisure facilities, schools, healthcare centre and community provision. Do you feel it is important to include a full mix of these uses in the development?

YES ☐ NO ☐ UNSURE ☐

- Q3** Do you have any other specific uses or facilities you would like to see incorporated in the proposals?

- Q4** Around 80 hectares of green space are proposed within the development, comprising a Country Park, linear green ways, and structural woodland belts. The Country Park can include play areas, landscaped and ecological areas, formal recreation facilities etc. What uses would you like to see in the Country Park?

- Q5** If you have any further comments about the masterplan please state these here:

Please return your questionnaire by 19th June 2015. To remain informed about the development, please provide your contact details below:

NAME: _____

ADDRESS: _____

EMAIL: _____

<----- Detach here, staple together and return to the address provided (no stamp necessary).

Business Reply Plus
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